




ESTATEOLOGY

Ashbee House, Portman Place, Bethnal Green, London

Guide Price: £180,000 - £204,000 

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Key features

Guide Price: £180,000 - £204,000 L/H. 60% shared ownership of this spacious one-bedroom flat comes with an semi open plan kitchen, a parking space, and benefits from excellent transport links into the City, West End and Canary Wharf. This property is also available on full ownership on a guide price of £300,000 - £340,000 L/H.

- Double Bedroom
- Bright Interiors
- Semi-Open Plan Kitchen
- Entertaining Space
- Stepney Green Station
- Bethnal Green Underground / Overground
- Private Parking
- Nearby Amenities

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Estateology.

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Ashbee House, E2

CAPTURE DATE 04/02/2021 LASER SCAN POINTS 15,607,829

GROSS INTERNAL AREA
46.41 sqm / 499.55 sqft

BEDROOM
4.91m x 2.52m
(16'1" x 8'3")

RECEPTION
5.86m x 2.78m
(19'3" x 9'1")

KITCHEN
4.27m x 1.81m
(14'0" x 5'11")

— First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
46.41 sqm / 499.55 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
45.14 sqm / 485.88 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft

spec
Verified

RICS
Certified
Property
Measurer

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 46.82 sqm / 503.97 sqft

IPMS 3C RESIDENTIAL 45.64 sqm / 491.26 sqft

*Excluded from measurements

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